

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS
of the
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE
Held at 5:00 PM Thursday, November 13, 2014
100 SW 18 Avenue • Fort Lauderdale, Florida • 33312 • (954) 525-6444

Board Members	Attendance	Cumulative Attendance 6/14 through 5/15	
		Present	Absent
James Camp III, Chair	P	5	0
Maria Freeman, Vice Chair	P	3	2
Dr. Nicholas Tranakas	A	1	4
Shirley Carson	P	5	0
Robert W. Kelley	A	2	3

At this time, there are 5 appointed members to the Board, which means 3 would constitute a quorum. There were 3 members present.

Staff:

Mike Tadros, CFO

Guest:

None

Roll Call/Determination of Quorum

Mr. Camp called the meeting to order at 5:00 P.M. Roll was called and it was noted that a quorum was present.

Approval of Agenda

Motion was made by Ms. Carson and seconded by Ms. Freeman. Motion voted on and passed unanimously to approve the November 13, 2014 meeting agenda.

Approval of Minutes – October 9, 2014

Motion was made by Ms. Carson and seconded by Ms. Freeman. Motion voted on and passed unanimously to approve the October 9, 2014 meeting minutes.

SECRETARY'S REPORT

1. Presentation of Financial Reports for Period Ending September 30, 2014

Attachment 1 was a copy of the financial reports for period ending September 30, 2014, for the following programs:

- Public Housing
- Section 8 - Housing Choice Voucher
- Affordable Housing
- Central Office

The E.D. and Mike Tadros, CFO, reviewed each program with the Board.

2. Resolution 14-13 (Attachment 2)

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE APPROVING AN ADDITIONAL LOAN ADVANCE IN CONNECTION WITH THE REVITALIZATION OF SAILBOAT BEND APARTMENTS.

This item was discussed at the October Board meeting and tabled pending additional information. The E.D. presented this item for discussion and approval.

Ms. Carson moved the approval of Resolution 14-13 authorizing a \$900,000 additional loan advance in connection with the revitalization of Sailboat Bend Apartments. Ms. Freeman seconded. All voted in the affirmative.

3. Purchasing Property to Assist The Homeless

This item was introduced at the October Board meeting. The H/A is purchasing a 16 unit apartment building at 2554 NW 14 Street for \$775,000. This will be used to house the homeless through the Chronic Homeless Housing Collaborative (CHHC) Project with the City of Fort Lauderdale. The H/A will also be seeking a mortgage on this property in the amount of \$500,000 from BB&T.

Attachment 3 was a copy of the purchase and loan information. The E.D. presented this item for discussion and approval to move forward with the purchase of the 16 unit apartment building for \$775,000.

Ms. Freeman moved the motion to approve the purchase of the property to house the homeless. Ms. Carson seconded. All voted in the affirmative.

Resolutions and relevant documents will be presented at the next Board meeting to approve mortgage loan of \$500,000 on the property.

4. Development Updates

The E. D. updated the Board on the Agency's redevelopment projects:

- Sailboat Bend Apartments – received the bulk of the exterior glass and installation should be completed in about 2 months.
- Dr. Kennedy Homes – All tenants with mold issues have moved out and the units cleaned, only one unit needed mold remediation. Preventative measures are in place, including more frequent staff inspection of units.
- Northwest Gardens V & Sunnyreach Acres was approved by Florida Housing Finance and will probably close by early next summer.
- Also submitting Tax Credit request next year for Suncrest Court.
- H/A working to take over full management of all three phases of Dixie Court Apartments, NWG I, NWG III & Dr. Kennedy Homes, by December 31, 2014.

5. HEF-Guarantor, LLC

HEF-Guarantor was formed as the guarantor entity as we assume control of the tax credit properties from Carlisle Development. The account was creating and the H/A is getting ready to fund. The E.D. discussed this item with the Board and requested approval to transfer 2 million dollars to HEF-Guarantor.

Ms. Freeman moved the motion to approve the transfer of 2 million dollars into HEF-Guarantor. Ms. Carson seconded. All voted in the affirmative. Additional information and Resolutions will be presented at a future board meeting for approval.

6. Employee Incentive Compensation

The E.D. presented this item for discussion and approval. The recommendation was that all Housing Authority (H/A) staff, except for newly hired, (hired less than 3 months) receive a one-week holiday incentive bonus pay.

Commissioner Carson moved the motion to approve the H/A paying a one week holiday incentive bonus to all qualified staff; Commissioner Freeman seconded. All voted in the affirmative.

New Business

The following items were added to new business:

1. Resolution 14-14

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE AUTHORIZING AND APPROVING HEF GUARANTOR LLC AS GUARANTOR FOR DR. KENNEDY HOMES

Resolution 14-14 was presented for discussion and Board approval.

Ms. Carson moved the approval of Resolution 14-14 authorizing HEF-Guarantor as Guarantor for Dr. Kennedy Homes. Ms. Freeman seconded. All voted in the affirmative.

2. Resolution 14-15

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE AUTHORIZING AND APPROVING HEF GUARANTOR LLC AS GUARANTOR FOR NORTHWEST GARDENS III.

Resolution 14-15 was presented for discussion and Board approval.

Ms. Carson moved the approval of Resolution 14-15 authorizing HEF-Guarantor as Guarantor for Northwest Gardens III. Ms. Freeman seconded. All voted in the affirmative.

The E.D. requested a motion to adjourn this portion of the meeting to discuss the Dixie Court GP, Inc. item.

This item was deferred

**Agenda for the Board of Director's Meeting of Dixie Court GP, Inc.
Resolutions of the Board of Directors of Dixie Court GP, Inc.**

1. Election of Officers
2. Approval of Prior Action

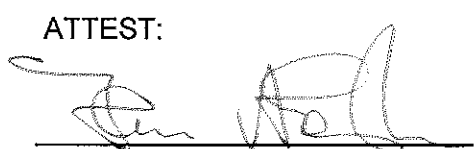
Adjournment

There being no further discussion, the meeting was adjourned.



James D. Camp III, Chair

ATTEST:



Tam A. English
Executive Director/CEO/Secretary